



Mariposa District Completion

► Project Background

In 2007, community members and the Denver Housing Authority began developing plans for the transformation of the South Lincoln Homes, consisting of 254 severely distressed and obsolete public housing units built over 50 years ago on a poorly designed urban site plan.

The 100% public housing, low-income site was located in the heart of Denver's La Alma/Lincoln Park neighborhood, with close proximity to the heart of downtown, the Auraria Higher Education Center and the 15-acre Lincoln Park. The site is easily accessible by walking, bike or transit, with the recently added 10th & Osage light rail station.



The nearby Santa Fe Arts District had begun bustling with a host of new art galleries, restaurants, and shops.

► Achievements

Starting with critical funding provided by a HUD HOPE VI grant in 2010, DHA's vision was to create an intentional phased development that minimized displacement while building an integrated, amenity rich residential community for returning residents, new residents, and the surrounding community. Seven years later, the new Mariposa District features:

- Community-driven design and development process that led to a high quality sustainable, socially and economically healthy, art-centric neighborhood reflecting community values and vision.
- Vibrant mixed-use, scaled district with activated ground level commercial spaces for small businesses and community serving partners.
- Unique use of Active Living Guidelines that informs the built environment and building designs, including active stairwells, natural light, bike/pedestrian friendly, and community gathering spaces.
- DHA as a developer of attainable housing, urban infill developments, equitable mixed income communities—innovation, progressive, collaborative partnerships.
- A socio-economic diversity model for equitable, inclusive neighborhood redevelopment.
- A major milestone in DHA's evolution as a master developer and community builder.

Location	10th & Osage St.
Land Area	17 Acres
Total Units	581 Multi-Family, Mixed-Income (254 original Public Housing units)
Total HUD HOPE VI Grant	22M
Leverage	8:1
Total Project Cost	\$197M
Funding Sources	HUD, LIHTC, HOME/CDBG, Private Financing, AARA Funds, Energy Tax Credits AHP, Governor's Energy Office, Colorado Health Foundation, Enterprise Communities Partners, CitiBank, Richman Brothers
Original Build	1954
Redevelopment	2010 – 2017



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www.denverhousing.org



Project Facts

Total Units 581

Rental

Public Housing	39%
LIHTC/Workforce	30%
Market Rate	19%

Home Ownership 11%

Affordable Home Ownership 19%

Building Space 654,000 GSF

Commercial Space/ Community Space 43,000 GSF

Parking Spaces 430

Bike Parking Spaces 90

Sustainability

All buildings certified to Enterprise Community Green Standard, maximized use of renewable energy through Geothermal heat pumps and rooftop solar

Low impact water conservation measures include low-flow water fixtures and innovative stormwater management design features

Healthy Living Initiatives

Ranked "poor health" decreased **32%**

Smoking rates for Tapiz residents decreased **24%**
(30% in 2012)

Healthcare provider **97%**

Safe walking in their neighborhood **87%**
(81% in 2012)

Community Health Initiatives

- ▶ University of Denver Bridge Project
- ▶ Catholic Charities ECE Center
- ▶ YEA's Osage Café and Arts Street
- ▶ Youth on Record
- ▶ Arts to Ashes
- ▶ Bikes Together
- ▶ Denver Urban Gardens (community farms and fresh food distribution)

Residents at Time of Temporary Relocation 244 HH

Relocated within DHA Housing Programs 81%

Relocated within DHA Public Housing 63%

Relocated within HCV/Section 8 18%

Relocated Other/not HUD-Assisted 19%

Returned after Revitalization 48%

Employment and Economic Impact

Total Contractors Spend **\$90.1M**

MBE/WBE **28% MBE/10% WBE**

Section 3 Employment **538**

General Labor, Apprentice, Administrative, Architect Intern, Demolition, Plummer Apprentice, Electrician Apprentice, Custodian, Leasing Agent

Residents Completed Section 3 Training **103**

Mile High Youth Corps **95**

Arts Street Interns (subsidized) **28**

Osage Café Interns (subsidized) **83**

Part of the community